



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

Co-Chair: David Tackett, Eleventh District
Co-Chair: Janet Kilpatrick, Third District

February 18, 2025
3:00 PM

VIRTUAL ZOOM WEBINAR MEETING** &
LOUIS L. REDDING CITY/COUNTY BUILDING
1ST FLOOR COUNCIL CHAMBERS
800 N. FRENCH STREET, WILMINGTON, DE 19801

AGENDA

A. Meeting Call to Order

B. Approval of Minutes

C. Review/Discussion of Resolution(s)

R25-: PLAN OF BALL FARM ESTATES; CHRISTIANA HUNDRED; SOUTH SIDE OF KIRK ROAD, 932 FEET WEST OF MONTCHANIN ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO CREATE 19 SINGLE FAMILY LOTS WITH OPEN SPACE; SE ZONING; [APPLICATION NO. 2020-0462](#); COUNCIL DISTRICT 2
Prime Sponsor(s): Ms. Durham

R25-: PLAN OF CANAL OVERLOOK; RED LION HUNDRED; SOUTH SIDE OF COX NECK ROAD, 5,700 FEET EAST OF CLARKS CORNER ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO SUBDIVIDE THE PARCEL INTO 108 SINGLE FAMILY DETACHED LOTS USING THE OPEN SPACE PLANNED SUBDIVISION OPTION; S ZONING; [APPLICATION NO. 2021-0142-S](#); COUNCIL DISTRICT 12
Prime Sponsor(s): Mr. Caneco

D. Review/Discussion of Ordinance(s)

E. Presentations

F. Other

Telecommuting Agreement and Work Hours Adjustment, District 12

G. Public Comment

H. Adjournment

AGENDA POSTED: February 11, 2025

*The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 *Del. C.* Section 10004(e)(2). The meeting may go into Executive Session to address issues that arise at the time of the meeting.

**Under Title 29, Section 10006A of *Delaware Code*, New Castle County Council is holding this meeting as a telephone and video conference, utilizing  Webinar. In addition, this meeting is open to the public in Council Chambers (800 N. French Street, Wilmington, DE 19801). The link to join the meeting via computer, smart device, or smart phone is : <https://zoom.us/j/377322142> You may also call into the meeting (audio) using the following call in numbers: 1-312-626-6799 or +1-646-558-8656 or +1-346-248-7799 or +1-669-900-9128 or +1-253-215-8782 or +1-301-715-8592. Then enter the Webinar ID: 377 322 142. If you do not have a good connection with one, please try the others. Additional information regarding phone functionality during the meeting is available at: <https://support.zoom.us/hc/en-us/articles/360029527911-Live-Training-Webinars>

Meeting materials, including a meeting agenda, legislation to be addressed during the meeting, and other materials related to the meeting are electronically accessible at <https://www.nccde.org/2351/Agendas-and-Minutes> Members of the public joining the meeting may be provided an opportunity to make comments in real time. A comment period will be administered by a moderator to ensure everyone may have an opportunity to comment.

If permitted to comment, you will not be able to speak until called upon by the moderator. For those appearing virtually, there are functions in the program that allow you to do this. Please see the link in the previous paragraph.

Prime Sponsor(s): Ms. Durham
Requested by: Department of Land Use
Date of introduction: February 25, 2025

RESOLUTION NO. 25-

PLAN OF BALL FARM ESTATES; CHRISTIANA HUNDRED; SOUTH SIDE OF KIRK ROAD, 932 FEET WEST OF MONTCHANIN ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO CREATE 19 SINGLE FAMILY LOTS WITH OPEN SPACE; SE ZONING; APPLICATION NO. 2020-0462; COUNCIL DISTRICT 2

1 **NOW, THEREFORE, BE IT RESOLVED**, by and for the County Council of New
2 Castle County that County Council hereby approves the following major land development
3 plan, Ball Farm Estates (Application No. 2020-0462) as heretofore approved by the Land
4 Use Department, and the President of County Council is hereby authorized to endorse her
5 approval upon the following plan.

6
7
8
9 **BALL FARM ESTATES**
10 **Christiana Hundred**

Adopted by County Council of
New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

SYNOPSIS: Same as title

FISCAL IMPACT: This will have no immediately discernible fiscal impact on the county but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.



Department of Land Use

MEMORANDUM

TO: Council President
Members of County Council
Counsel to Council
Clerk of County Council

FROM: David Culver

RE: Application No. 2020-0462
Ball Farm Estates
Record Major Land Development Plan

DATE: February 10, 2025

Enclosed for Council's review and consideration of approval are paper prints of the above-referenced plan. The Department has determined that this proposal complies with all applicable requirements of the New Castle County Code.

A suggested title and synopsis are attached.

cc: Marcus Henry, County Executive
Mona Parikh, Chief Administrative Officer

Plan of Ball Farm Estates; Christiana Hundred; South side of Kirk Road, 932' west of Montchanin Road; Major land development plan that proposes to create 19 single family lots with open space; SE zoning.

Synopsis: Same as title

Fiscal Note: This will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.

PLAN DATA:

- TAX PARCEL NO.: T.P.#07-023.00-052
T.P.#07-023.00-054
T.P.#07-024.00-016
- PROPERTY ADDRESS: T.P.#07-023.00-052 - 128 KIRK ROAD
T.P.#07-023.00-054 - 0 OFF MONTCHANN ROAD
T.P.#07-024.00-016 - 150 KIRK ROAD
T.P.#07-024.00-016 - 501 MONTCHANN ROAD
- OWNER: T.P.#07-023.00-052 - BALL FARM ESTATES, LLC
T.P.#07-023.00-054 - BALL FARM ESTATES, LLC
T.P.#07-024.00-052 - BALL FARM ESTATES, LLC
T.P.#07-024.00-016 - R. R. M. CARPENTER III TRUSTEE
- SOURCE OF TITLE: T.P.#07-023.00-052 - INST #20220516-0052242
T.P.#07-023.00-054 - INST #20220516-0052242
T.P.#07-024.00-052 - INST #20220516-0052242
T.P.#07-024.00-016 - INST #20210212-0018814

- ZONING: SE (SUBURBAN ESTATE)
- DISTRICT AND BULK STANDARDS: (OPEN SPACE SUBDIVISION - 1 ACRE MIN. LOT SIZE)

- MINIMUM LOT AREA: 1 ACRES
MINIMUM LOT WIDTH: 150 FT.
MINIMUM STREET YARD: 40 FT.
MINIMUM SIDE YARD: 12 FT.
MINIMUM REAR YARD: 40 FT.
MINIMUM PAVING STREET YARD: N/A
MINIMUM PAVING OTHER YARD: N/A
MAXIMUM BUILDING HEIGHT: 40 FT.
MINIMUM OPEN SPACE: 45%

- GROSS AREA: EXISTING LOTS:
T.P.#07-023.00-052 - 19.63± AC.
T.P.#07-023.00-054 - 6.41± AC.
T.P.#07-024.00-052 - 26.29± AC.
T.P.#07-024.00-016 - 15.40± AC.
TOTAL - 67.73± AC.
67.73 AC. (TOTAL LOT AREA)
- 10.51 AC. (RECONFIGURE T.P. #07-024.00-016)
= 0.68 AC. (PROPOSED DELDOT R.O.W. DEDICATION)
56.54 AC. (TOTAL NET AREA)

- TOPOGRAPHY NOTE: TOPOGRAPHY INFORMATION WAS FIELD SHOT BY MCBRIDE & ZIEGLER, INC., DECEMBER, 2020.
- DATUM: N.A.V.D. 88

- BENCHMARK: EXISTING MONUMENT ON THE NORTHWEST CORNER OF THE SITE OFF MONTCHANN ROAD, ELEV. 301.96 NAD83 N:651.871,502 E:606.335,960 (SEE SHEET 2)
- WATER SUPPLY: PRIVATE WELLS

- SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
- SANITARY SEWER: PRIVATE SEPTIC

- SEWERAGE IS SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC).
- SEPTIC SYSTEM FEASIBILITY HAS BEEN SATISFACTORILY ESTABLISHED FOR EACH LOT IN THIS SUBDIVISION. THE FEASIBILITY INDICATES ONLY THAT, AT THE TIME OF TESTING, THERE WAS AT LEAST ONE AREA ON EACH LOT THAT COULD MEET THE STANDARDS FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM. FEASIBILITY IS NOT A DESIGN APPROVAL AND DOES NOT IMPLY A GUARANTEE THAT SUCH APPROVAL CAN BE OBTAINED. FACTORS SUCH AS BUILDING SIZE AND USE, THE NUMBER OF PROPOSED BEDROOMS ON A RESIDENTIAL LOT, THE PLACEMENT ON THE LOT AND LOCATION OF WATER MAINS (IF APPLICABLE) WILL INFLUENCE THE FINAL DESIGN. NO BUILDING PERMITS WILL BE ISSUED WITHOUT REVIEW AND APPROVAL OF A DETAILED DESIGN FOR EACH LOT. THE LOTS SHOWN ON THIS PLAN HAVE BEEN PRELIMINARILY DESIGNED TO SUPPORT A MAXIMUM OF FOUR (4) BEDROOMS. IT MAY BE POSSIBLE TO CONSTRUCT ADDITIONAL BEDROOMS BASED ON FURTHER ENGINEERING STUDY.

- DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
- WATER RESOURCE PROTECTION: A SMALL PORTION OF THIS PROPERTY IS LOCATED WITHIN A CLASS A WELLHEAD, NON-COMMUNITY WELL WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 1 OF 3, DATED MARCH, 2022.
- NO FEMA 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL. IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 100303005K PANEL 65 OF 475, DATED JANUARY 22, 2020, A NON-DELINEATED FLOODPLAIN STUDY WAS DONE FOR THIS SITE IN ACCORDANCE WITH THE NCC UDC 40.10.302 G PREPARED BY MCBRIDE & ZIEGLER, INC., DATED JANUARY 22, 2020. THIS FLOODPLAIN IS SHOWN ON THIS PLAN.

- CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
- WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF WETLANDS, AND WETLANDS WERE FOUND TO EXIST ON THE SITE. SEE WETLAND REPORT PREPARED BY WATERSHED ECO, LLC, DATED JUNE 8, 2020.

- AREA BREAKDOWN: RECONFIGURED T.P. NO. 07-024.00-016 - 10.51± AC.
PROPOSED OPEN SPACE SUBDIVISION:
PROPOSED LOT AREA (LOTS 1-19) - 20.07± AC. 35.50%
PROPOSED RIGHT OF WAY - 2.46± AC. 4.35%
NATURAL OPEN SPACE - 30.35± AC. 53.68%
COMMUNITY OPEN SPACE (INCLUDES SWIM FACILITIES) - 3.66± AC. 6.47%
TOTAL - 56.54± AC. 100.00%

- OPEN SPACE REQUIRED: 25.44 AC. 45.00%
OPEN SPACE PROVIDED: 34.01 AC. 60.15%
- PARKING DATA (PER SECTION 40.03.522, UDC) TYPICAL PARKING SPACES SHALL MEASURE 9' x 18'.
TOTAL SPACES REQUIRED: 19 UNITS @ 3 SPACES PER UNIT = 57 SPACES
TOTAL SPACES PROVIDED: 19 UNITS @ 3 SPACES PER UNIT = 57 SPACES

- LENGTH OF PROPOSED PRIVATE RIGHT OF WAY: 50' MINOR STREET RIGHT OF WAY - 1,924 LF.
THIS SUBDIVISION HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 40.26.330 AS THE SHAPE OF THE PARCEL AND THE PHYSICAL FEATURES MAKE IT DIFFICULT TO CONNECT ADJACENT STREETS WITHOUT UNDERSIRABLE INTRUSIONS INTO THE NATURAL RESOURCES ON THE PARCEL.

- FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE REGULATIONS. SEE THE FIRE MARSHAL RECORD-TYPE PLAN FOR THE SPECIFIC FIRE PROTECTION REQUIREMENTS ON THIS SITE.
FIRE HYDRANTS: EXISTING - 0 PROPOSED - 0

- DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
- MONUMENTS: EXISTING - 8 PROPOSED - 18

- ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING OR LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE YEAR COMMENCING WITH THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THERE ARE NO KNOWN DEED RESTRICTIONS ON ANY OF THE EXISTING LOTS.

- IMPACT FEES: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY N.C.C. COUNCIL.
- PERFORMANCE SURETY: ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON AUGUST 19, 2024 AT INSTRUMENT NO. 20240819-0054564.

- MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, PRIVATE STREETS, SIDEWALKS, CURBS, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED AUGUST 12, 2024, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NUMBER 20240812-0052710.
- SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS SHALL BE FIVE (5) FEET MINIMUM IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

- THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR LONG TERM STORMWATER MAINTENANCE AND INSPECTION FUND PURSUANT TO UDC §40.27.240. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS. AN AMOUNT OF \$4,800.00 SHALL BE FUNDED PRIOR TO RECORDING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY UNTIL SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.

- LANDSCAPE PLAN, PREPARED BY BURCHAM AND ASSOCIATES, LAST DATED FEBRUARY 22, 2024 OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.
- A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, BUT NOT LIMITED TO, STORMWATER CONVEYANCE SYSTEMS, BASINS AND ALL COMPONENTS THEREOF, DEVOTED ON THE PLAN AND ALL WATERCOURSES. THE EASEMENT SHALL EXTEND 15' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY BUT, NOT PAST THE PROPERTY LINE. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.

- THIS PLAN SUPERSEDES, IN PART THE RECORD RESUBDIVISION PLAN FOR THE ESTATE OF EVELYN DUPONT IRVING, DATED DECEMBER 02, 1970 AND RECORDED ON 12-22-70 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE AT MICROFILM NO. 1664.
- TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESS WAYS, RECREATIONAL FACILITIES AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH A PLAN IS PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.

- POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
- CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT AND CANNOT BE MODIFIED OR DISTURBED UNLESS AN APPROVED RECORD LAND OR RESUBDIVISION PLAN IS FILED AND APPROVED BY NEW CASTLE COUNTY. 30.35± ACRES ARE HEREBY IDENTIFIED BY THIS PLAN TO REMAIN IN AN UNDISTURBED CONSERVATION EASEMENT.

- A 6' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
- PRESENT USE: AGRICULTURE PROPOSED USE: 19 SINGLE FAMILY LOTS

- EXISTING LOTS = 4 PROPOSED LOTS = 19
- PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT OR UNIT SHOWN ON THIS PLAN, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY ASSESSMENT FOR THAT LOT OR UNIT HAS BEEN PAID. A VOLUNTARY SCHOOL ASSESSMENT AGREEMENT WAS EXECUTED ON AUGUST 12, 2024, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY AT INSTRUMENT NUMBER 20240812-0052712.

- ADDRESSES ARE TO BE ASSIGNED BY NEW CASTLE COUNTY GIS.
- PURSUANT TO CHAPTER 40, ARTICLE 27.220 OF THE NEW CASTLE COUNTY CODE, THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST ESCROW ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD. THE AMOUNT SHALL BE \$517.00 PER LOT SHOWN ON THIS PLAN. \$517.00 X 19 LOTS = \$9,823.00 AS SHOWN ON THIS PLAN OR SUBSEQUENT PLANS.

- THE SUBDIVIDED T.P. #07-024.00-016 WILL NOT BE A PART OF THE BALL FARM ESTATES SUBDIVISION AND WILL NOT BE PART OF THEIR MAINTENANCE CORPORATION.
- THIS SITE IS NOT WITHIN A DELDOT TRANSPORTATION IMPROVEMENT DISTRICT (TID).

- THIS SITE IS WITHIN INVESTMENT LEVEL FOUR PER THE 2020 STATE STRATEGIES FOR POLICIES AND SPENDING.
- MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY THE BALL FARM ESTATES MAINTENANCE CORPORATION.

- MAINTENANCE OF ALL STORM SEWER SYSTEMS WITHIN THE PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE BALL FARM ESTATES MAINTENANCE CORPORATION.
- ALL PRIVATE STREETS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT DELDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY DESIGN.

- DRIVEWAYS TO A PRIVATE STREET SHALL MEET DELDOT STANDARDS.

- LEGEND
- EXISTING STREAM CENTERLINE
- 100-YEAR NON-DELINEATED FLOODPLAIN
- RIPARIAN BUFFER
- EXISTING FENCE LINE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY TO BE REMOVED
- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED CONSERVATION EASEMENT
- EXISTING BUILDING
- EXISTING WETLANDS
- EXISTING PROHIBITIVE STEEP SLOPES
- EXISTING PRECAUTIONARY STEEP SLOPES
- EXISTING YOUNG FOREST
- EXISTING MATURE FOREST
- EXISTING YOUNG FOREST TREE LINE
- EXISTING MATURE TREE LINE
- PROPOSED TREE LINE
- EXISTING MONUMENT
- PROPOSED MONUMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED INTEGRAL PCC CURB AND GUTTER-TYPE 2
- PROPOSED STORM DRAINAGE
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT IN ROW
- EXISTING OVERHEAD UTILITY LINES
- LIMIT OF DISTURBANCE
- AREA SUITABLE FOR SEPTIC
- AREA SUITABLE FOR SEPTIC
- LOT ADDRESS

- CERTIFICATION OF OWNERSHIP
- I, ROBERT R.M. CARPENTER, IV, HEREBY CERTIFY THAT R.R.M. CARPENTER, III REVOCABLE TRUST IS THE OWNER OF T.P. #07-024.00-016 AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

- ROBERT R.M. CARPENTER, IV, HEREBY CERTIFY THAT BALL FARM ESTATES, LLC IS THE OWNER OF T.P. #07-023.00-052, T.P. #07-023.00-054, AND T.P. #07-024.00-052 AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
- ROBERT R.M. CARPENTER, IV, HEREBY CERTIFY THAT BALL FARM ESTATES, LLC IS THE OWNER OF T.P. #07-023.00-052, T.P. #07-023.00-054, AND T.P. #07-024.00-052 AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

- ROBERT R.M. CARPENTER, IV, HEREBY CERTIFY THAT BALL FARM ESTATES, LLC IS THE OWNER OF T.P. #07-023.00-052, T.P. #07-023.00-054, AND T.P. #07-024.00-052 AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
- ROBERT R.M. CARPENTER, IV, HEREBY CERTIFY THAT BALL FARM ESTATES, LLC IS THE OWNER OF T.P. #07-023.00-052, T.P. #07-023.00-054, AND T.P. #07-024.00-052 AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

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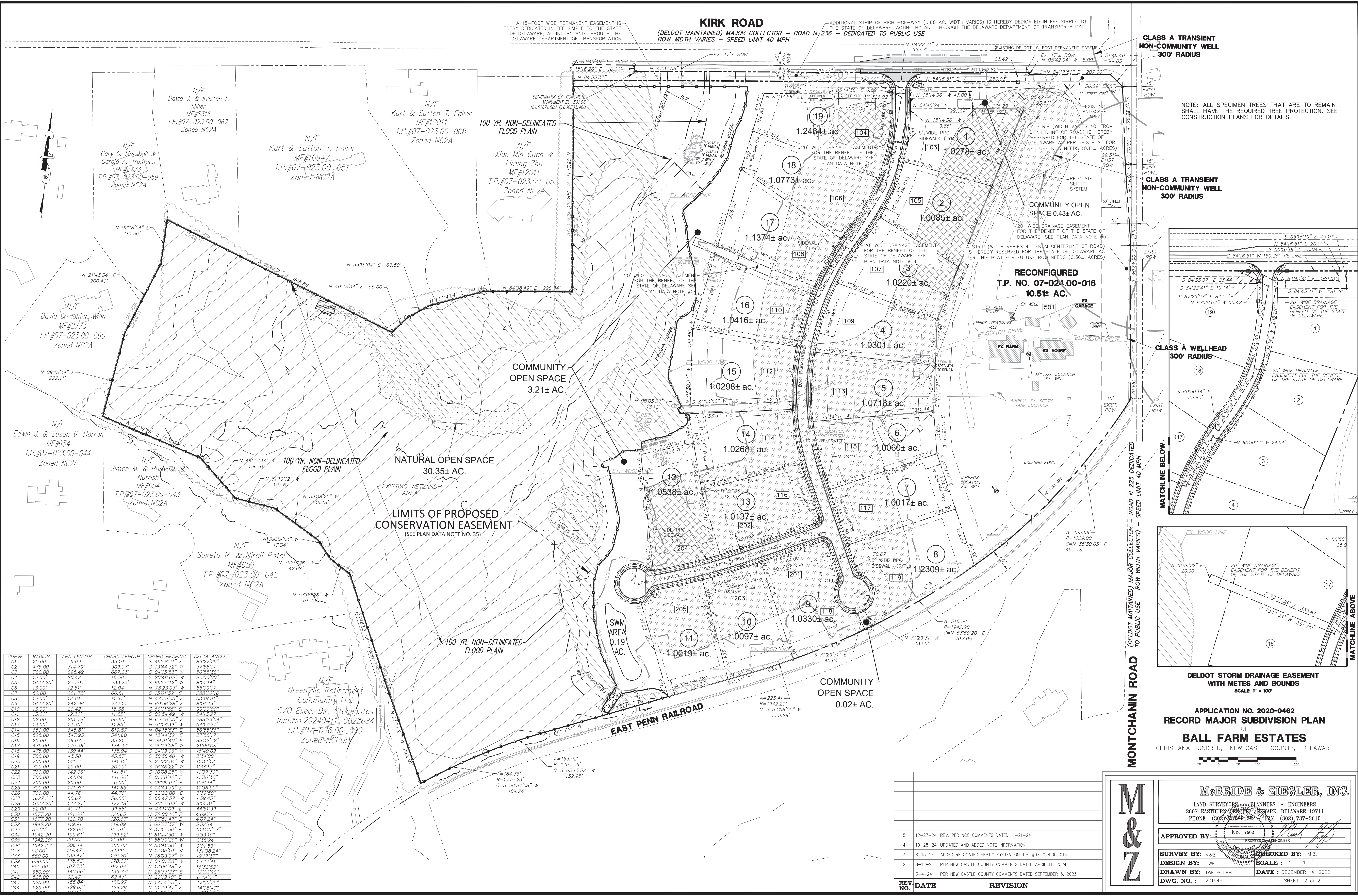
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.03'	35.19'	S 49°58'21" E	89°27'29"
C2	475.00'	314.79'	308.02'	S 374°32" W	37°50'17"
C3	700.00'	695.49'	667.23'	S 04°15'53" W	56°55'36"
C4	13.00'	20.42'	18.38'	S 20°48'05" W	90°00'00"
C5	1627.20'	233.94'	233.73'	S 69°55'12" W	87°4'14"
C6	13.00'	12.51'	12.04'	N 78°23'03" W	53°09'17"
C7	52.00'	261.78'	60.81'	S 15°01'32" E	288°26'16"
C8	13.00'	12.10'	11.67'	N 47°25'05" E	53°19'31"
C9	1627.20'	242.36'	242.14'	N 69°56'08" E	87°4'14"
C10	13.00'	12.30'	11.85'	S 02°54'49" W	54°13'22"
C11	13.00'	12.30'	11.85'	N 65°48'05" E	288°26'54"
C12	52.00'	261.79'	60.80'	N 11°18'59" W	54°13'22"
C13	13.00'	12.30'	11.85'	N 04°15'53" E	56°55'36"
C14	650.00'	645.81'	619.57'	N 13°44'32" E	37°58'17"
C15	525.00'	347.93'	341.60'	N 39°03'26" W	42.6°
C16	25.00'	39.07'	35.21'	N 05°19'58" W	21°09'08"
C17	475.00'	139.44'	138.94'	S 24°19'06" W	16°48'03"
C18	700.00'	43.58'	43.57'	S 30°56'40" W	33°40'00"
C19	700.00'	141.35'	141.11'	S 23°22'34" W	11°31'12"
C20	700.00'	142.06'	141.81'	S 16°46'22" W	1°38'13"
C21	700.00'	141.84'	141.60'	S 10°08'25" W	11°37'39"
C22	700.00'	141.84'	141.60'	S 01°28'42" E	11°36'36"
C23	700.00'	20.00'	20.00'	S 08°08'07" E	1°38'14"
C24	700.00'	141.85'	141.65'	S 14°43'39" E	11°36'50"
C25	700.00'	44.76'	44.76'	S 22°22'00" E	33°39'50"
C26	1627.20'	36.86'	36.86'	S 66°57'57" W	1°59'43"
C27	1627.20'	177.22'	177.18'	S 70°55'03" W	6°14'31"
C28	52.00'	40.71'	39.68'	N 43°11'09" E	44°51'39"
C29	1627.20'	121.66'	121.63'	N 22°00'10" E	4°09'21"
C30	1627.20'	120.70'	120.67'	N 67°01'47" E	4°09'24"
C31	1627.20'	119.91'	119.89'	S 66°27'37" W	3°32'14"
C32	52.00'	122.08'	95.91'	S 37°15'56" E	134°30'57"
C33	1942.20'	199.52'	199.52'	S 61°44'50" W	5°31'19"
C34	1942.20'	20.00'	20.00'	S 58°30'29" W	0°35'24"
C35	1942.20'	306.14'	305.82'	S 53°41'50" W	9°01'53"
C36	52.00'	119.47'	94.88'	N 12°36'10" W	131°36'24"
C37	650.00'	139.42'	139.20'	N 18°03'07" W	12°17'37"
C38	650.00'	178.62'	178.06'	N 04°01'58" W	15°44'41"
C39	650.00'	187.73'	187.08'	N 12°06'48" E	16°32'52"
C40	650.00'	140.00'	139.73'	N 26°33'28" E	12°20'26"
C41	525.00'	62.47'	62.43'	N 29°19'10" E	6°49'02"
C42	525.00'	155.84'	155.27'	N 17°24'25" E	17°00'28"
C43	525.00'	129.62'	129.29'	N 01°49'47" E	14°08'42"
C44	525.00'	129.62'	129.29'	N 01°49'47" E	14°08'42"

Prime Sponsor(s): Mr. Caneco
Requested by: Department of Land Use
Date of introduction: February 25, 2025

RESOLUTION NO. 25-

**PLAN OF CANAL OVERLOOK; RED LION HUNDRED; SOUTH SIDE OF COX NECK
ROAD, 5,700 FEET EAST OF CLARKS CORNER ROAD;
MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO SUBDIVIDE
THE PARCEL INTO 108 SINGLE FAMILY DETACHED LOTS
USING THE OPEN SPACE PLANNED SUBDIVISION OPTION; S ZONING;
APPLICATION NO. 2021-0142-S; COUNCIL DISTRICT 12**

NOW, THEREFORE, BE IT RESOLVED, by and for the County Council of New
Castle County that County Council hereby approves the following major land development
plan, Canal Overlook (Application No. 2021-0142) as heretofore approved by the Land
Use Department, and the President of County Council is hereby authorized to endorse her
approval upon the following plan.

**CANAL OVERLOOK
Red Lion Hundred**

Adopted by County Council of
New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

SYNOPSIS: Same as title

FISCAL IMPACT: This will have no immediately discernible fiscal impact on the county
but, if the parcel is developed in accordance with this record plan, there may be one or
more fiscal effects on New Castle County government including, but not limited to, an
increase in the assessed value of the property with the resultant increase in taxes
collectible thereon and an increased demand for County services.



Department of Land Use

MEMORANDUM

TO: Council President
Members of County Council
Counsel to Council
Clerk of County Council

FROM: David Culver

RE: Application Number 2021-0142-S
Canal Overlook
Record Major Land Development Plan

DATE: February 10, 2025

Enclosed for Council's review and consideration of approval are paper prints of the above-referenced plan. The Department has determined that this proposal complies with all applicable requirements of the New Castle County Code.

A suggested title and synopsis are attached.

cc: Marcus Henry, County Executive
Mona Parikh, Chief Administrative Officer

Plan of Canal Overlook; Red Lion Hundred; South side of Cox Neck Road, 5,700 feet east of Clarks Corner Road; Major Land Development Plan that proposes to subdivide the parcel into 108 single family detached lots using the open space planned subdivision option; S zoning; Council District 12.

Synopsis: Same as title

Fiscal Note: This will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.

PLAN DATA:

- TAX PARCEL NO.: T.P.#12-028.00-010
- PROPERTY ADDRESS: 762 COX NECK ROAD, NEW CASTLE, DE 19720
- OWNER: PIERSON HOLDINGS I, LLC
242 N. JAMES STREET, SUITE 102
NEWPORT, DE 19804
- SOURCE OF TITLE: INST. #20241126-0080481
- ZONING: S (SUBURBAN)
- DISTRICT AND BULK STANDARDS - (OPEN SPACE PLANNED):
SINGLE FAMILY DETACHED:
MINIMUM LOT AREA: 10,000 SF.
MINIMUM LOT WIDTH: 80'
MINIMUM STREET YARD: 25'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 30'
MAXIMUM BUILDING HEIGHT: 36'
SINGLE FAMILY DETACHED:
MINIMUM LOT AREA: 12,000 SF.
MINIMUM LOT WIDTH: 85'
MINIMUM STREET YARD: 25'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 30'
MAXIMUM BUILDING HEIGHT: 36'
LOT LINE:
MINIMUM LOT AREA: 8,000 SF.
MINIMUM LOT WIDTH: 65'
MINIMUM STREET YARD: 20' (2'± SETBACK FROM SIDEWALK TO GARAGE) - (6'± SETBACK TO SIDE LOAD GARAGE)
MINIMUM SIDE YARD: 10'±
MINIMUM REAR YARD: 30'
MAXIMUM BUILDING HEIGHT: 36'
BUILDING SPACING: 20'

OTHER PERMITTED USES: SANITARY PUMP STATION
MINIMUM LOT AREA: 2 ACRES
MINIMUM LOT WIDTH: 200'
MINIMUM STREET YARD: 50'
MINIMUM SIDE YARD: 50'
MINIMUM REAR YARD: 50'/30'
MAXIMUM BUILDING HEIGHT: 40'

NOTE: IN RESIDENTIAL ZONING DISTRICTS, THE DISTRICT AND BULK STANDARDS IN TABLE 4.04.11.10 AND TABLE 4.04.11.11 FOR THE RESPECTIVE PERMITTED SINGLE-FAMILY DWELLINGS IN EACH RESIDENTIAL ZONING DISTRICT SHALL BE APPLIED TO ALL WATER DISTRIBUTION STATIONS AND PUMP HOUSES THAT ARE DESIGNED TO RESEMBLE SINGLE-FAMILY DWELLINGS AND ACCESSORY GARAGES IN EXTERNAL APPEARANCES.

UNIT MIX REQUIRED - 3 TYPES (MAX. 60% MIN. 15%)
UNIT MIX PROVIDED - 3 TYPES
SINGLE FAMILY DETACHED (MIN. 10,000 SF) - 25.00% 27 UNITS (LOTS 16-37, 53-54, & 104-106)
SINGLE FAMILY DETACHED (MIN. 12,000 SF) - 59.26% 64 UNITS (LOTS 38-52, & 55-103)
LOT LINE (MIN. 8,000 SF) TOTAL - 100.00%
TOTAL - 100.00%

7. GROSS AREA: 83.5688± AC. (TOTAL EXISTING LOT AREA)
0.4455± AC. (PROPOSED DELDOT R.O.W. DEDICATION)
83.1203± AC. (TOTAL NET LOT AREA)

8. TOPOGRAPHY NOTE: TOPOGRAPHY BASED ON FIELD SURVEY BY McBRIDE & ZIEGLER, INC. IN NOVEMBER, 2019.

9. DATUM: N.A.D. 88

10. WATER SUPPLY: VEOLIA WATER COMPANY

WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.

11. SANITARY SEWER: PUBLIC - NEW CASTLE COUNTY

SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER IN ACCORDANCE WITH LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA) TO THE OWNER OF THIS PROPERTY. HIS SUCCESSOR OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. ESTIMATED SEWAGE FLOW GENERATION FOR THIS PROJECT:
108 SINGLE FAMILY DETACHED HOUSES x 300 GPD = 32,400 GPD
PEAK FLOW: AVERAGE FLOW (32,400 GPD) x 4 = 129,600 GPD.

12. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.

13. WATER RESOURCE PROTECTION: NO PORTION OF THIS PROPERTY IS LOCATED WITHIN WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 2 OF 3, DATED 1987 AND LATEST REVISED MARCH, 2022.

14. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL AND A 500-YEAR FLOOD PLAIN DOES EXIST ON THIS PARCEL IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP 100030261K, DATED FEBRUARY 4, 2015.

15. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.

16. WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT #87-1), AND SUBSEQUENT PUBLIC NOTICES TO IDENTIFY THE PRESENCE OF WETLANDS, AND WETLANDS WERE FOUND TO EXIST ON THE SITE. SEE WETLAND REPORT PREPARED BY ACTION ENVIRONMENTAL SERVICE CORP., DATED SEPT., 2020

17. AREA BREAKDOWN:

PROPOSED LOT AREA (LOTS 1-108 + PUMP STATION LOT) = 28.3921± ACRES 34.16%
PROPOSED RIGHT OF WAY = 8.5731± ACRES 10.31%
OPEN SPACE (INCLUDES SWM FACILITIES - 1.21 ACRES) = 46.1551± ACRES 55.53%
TOTAL = 83.1203± ACRES 100.00%

OPEN SPACE REQUIRED - 41.5602 AC. 50.00%
OPEN SPACE PROVIDED - 46.1551 AC. 55.53%

ACTIVE OPEN SPACE REQUIRED - 1.08± ACRES

ACTIVE OPEN SPACE PROVIDED - 1.1088± ACRES
COMMUNITY OPEN SPACE - 2.1388± ACRES
NATURAL OPEN SPACE - 42.9055± ACRES
TOTAL OPEN SPACE - 46.1551± ACRES

18. PARKING DATA (PER UDC SECTION 40.03.522), TYPICAL PARKING SPACES SHALL MEASURE 9' X 18'
TOTAL SPACES REQUIRED - 108 LOTS @ 2 SPACES PER LOT = 216 SPACES
TOTAL SPACES PROVIDED - 108 LOTS @ 2 SPACES PER LOT = 216 SPACES

19. LENGTH OF PROPOSED RIGHT OF WAY:

50' MINOR STREET ROW = 6,179 LF - 60' COLLECTOR STREET ROW = 907 LF

20. FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE REGULATIONS. SEE THE FIRE MARSHAL RECORD-TYPE PLAN FOR THE SPECIFIC FIRE PROTECTION REQUIREMENTS ON THIS SITE.

FIRE HYDRANTS: EXISTING - 0 PROPOSED - 12

21. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.

22. MONUMENTS: (S) EXISTING (8) (P) PROPOSED (76)

PERIMETER MONUMENTS MUST BE INSTALLED AND DOCUMENTATION FROM A STATE REGISTERED PROFESSIONAL LAND SURVEYOR PROVIDED TO THE DEPARTMENT PRIOR TO THE RELEASE OF DWELLING UNIT PERMITS OTHER THAN PERMITS FOR MODEL HOMES.

23. ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING OR LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE YEAR COMMENCING WITH THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

24. IMPACT FEES: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY N.C.C. COUNCIL.

25. PERFORMANCE SURETY: ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDA WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON DECEMBER 19, 2024 AT INSTRUMENT NO. 20241219-0086138.

26. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS, CURBS, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.

27. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS, CURBS, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.

28. CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.

PAUL LESTER
PIERSON HOLDINGS I, LLC
242 N. JAMES STREET, SUITE 102
NEWPORT, DELAWARE 19804
(302) 658-6524

1/27/25
DATE

MARK ZIEGLER, P.E. # 7502

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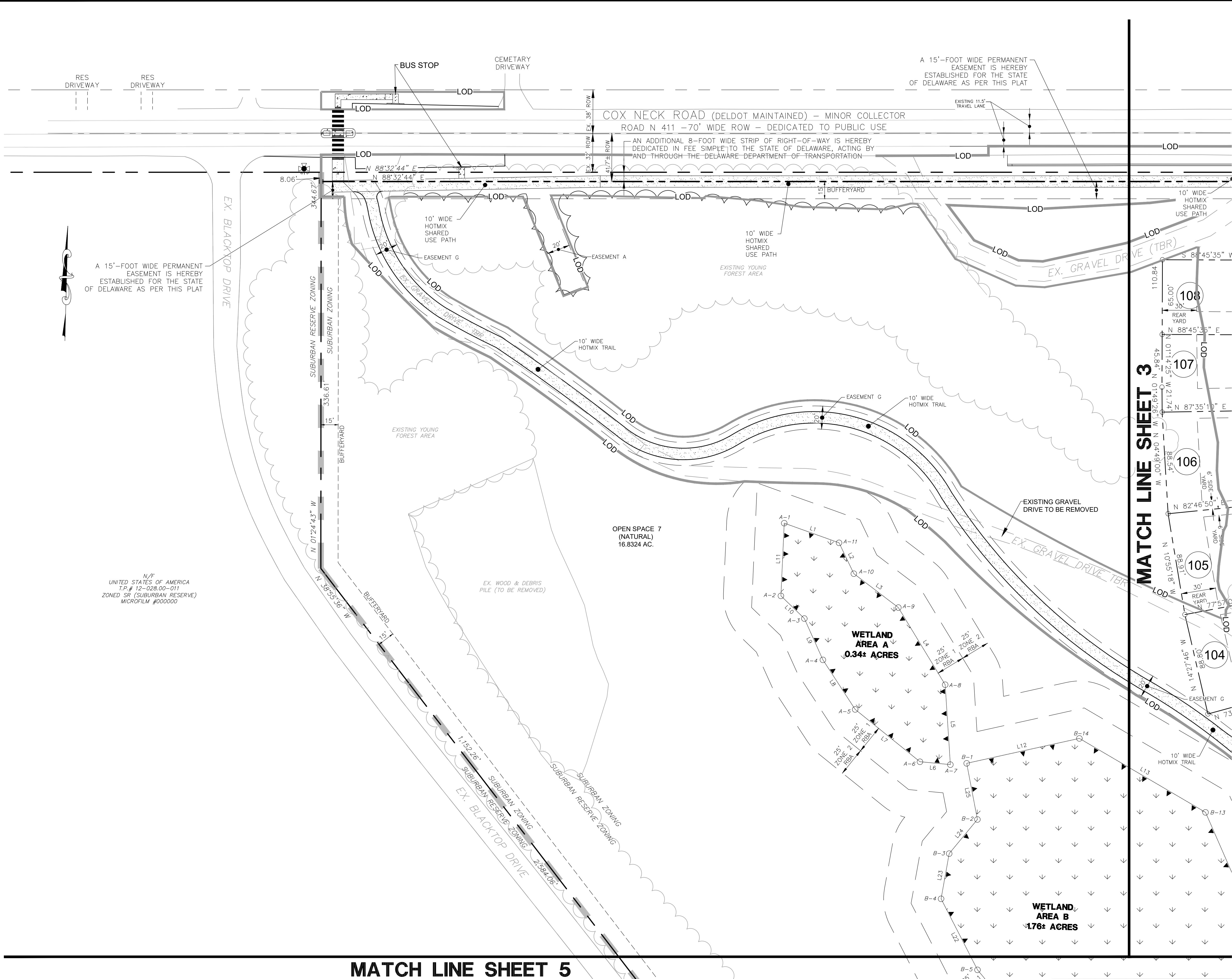
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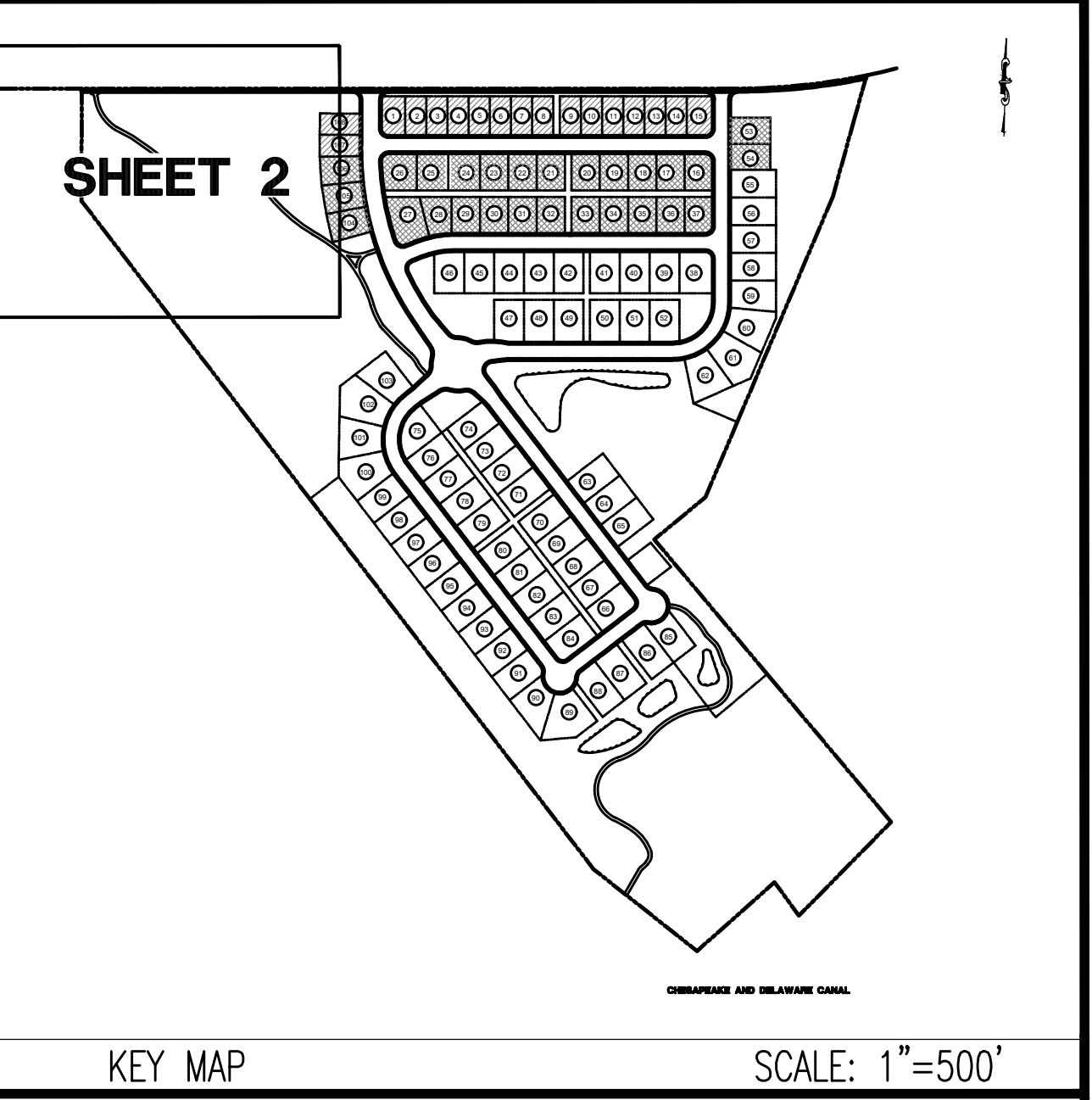
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MARK ZIEGLER,



MATCH LINE SHEET 5

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CANAL OVERLOOK
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PIERSON HOLDINGS I, LLC
WATERSHED: C & D CANAL EAST
RED LION HUNDRED, NEW CASTLE COUNTY, DELAWARE

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&
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McBRIDE & ZIEGLER, INC.

LAND SURVEYORS • PLANNERS • ENGINEERS

2607 EASTBURN CENTER, NEWARK, DELAWARE 19711

PHONE (302) 737-9138 • FAX (302) 737-2610

APPROVED BY:

PROFESSIONAL ENGINEER

SURVEY BY: M&Z

DESIGN BY: TWf

DRAWN BY: LEH

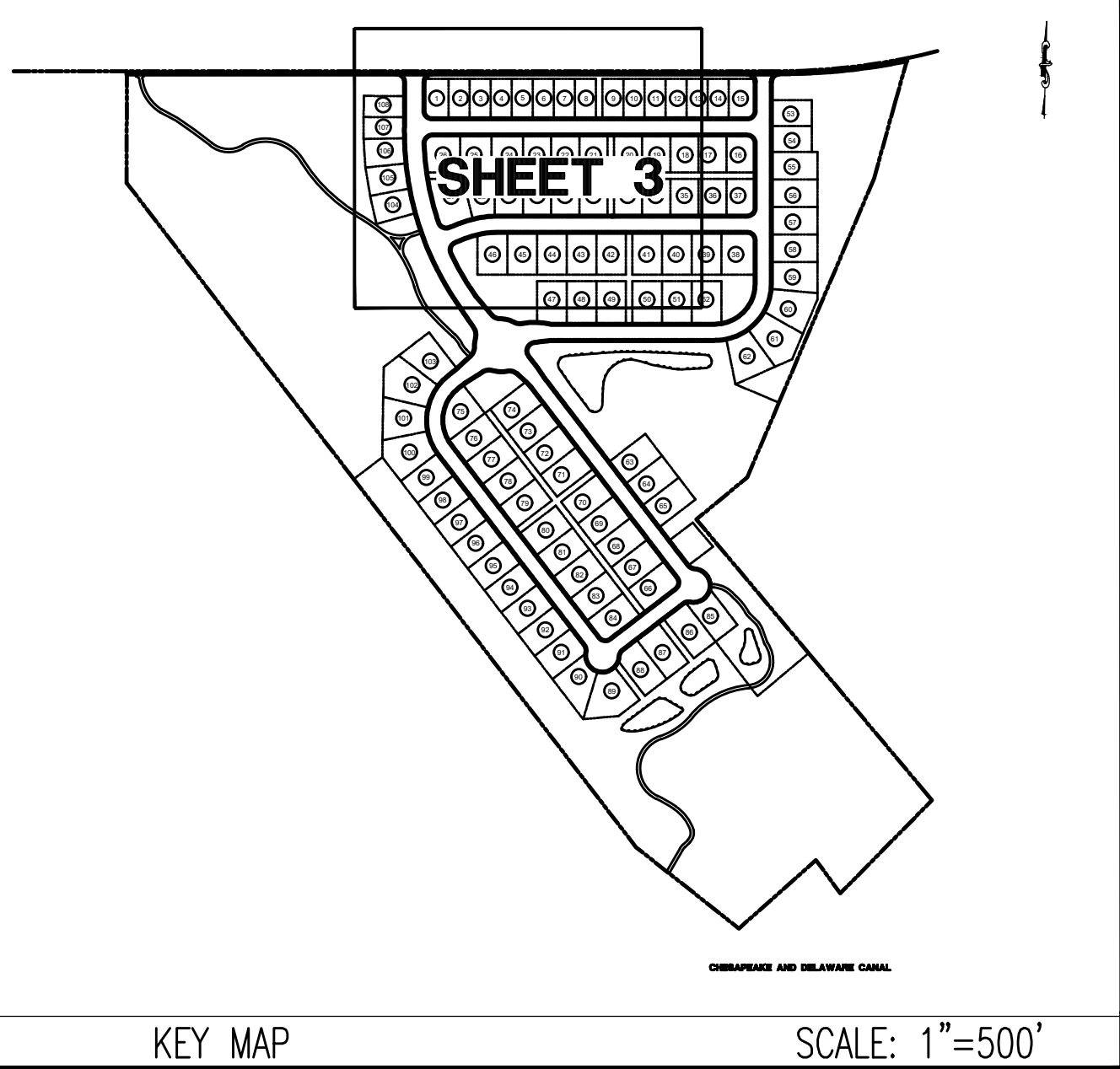
DWG. NO.: 20184873

CHECKED BY: M.Z.

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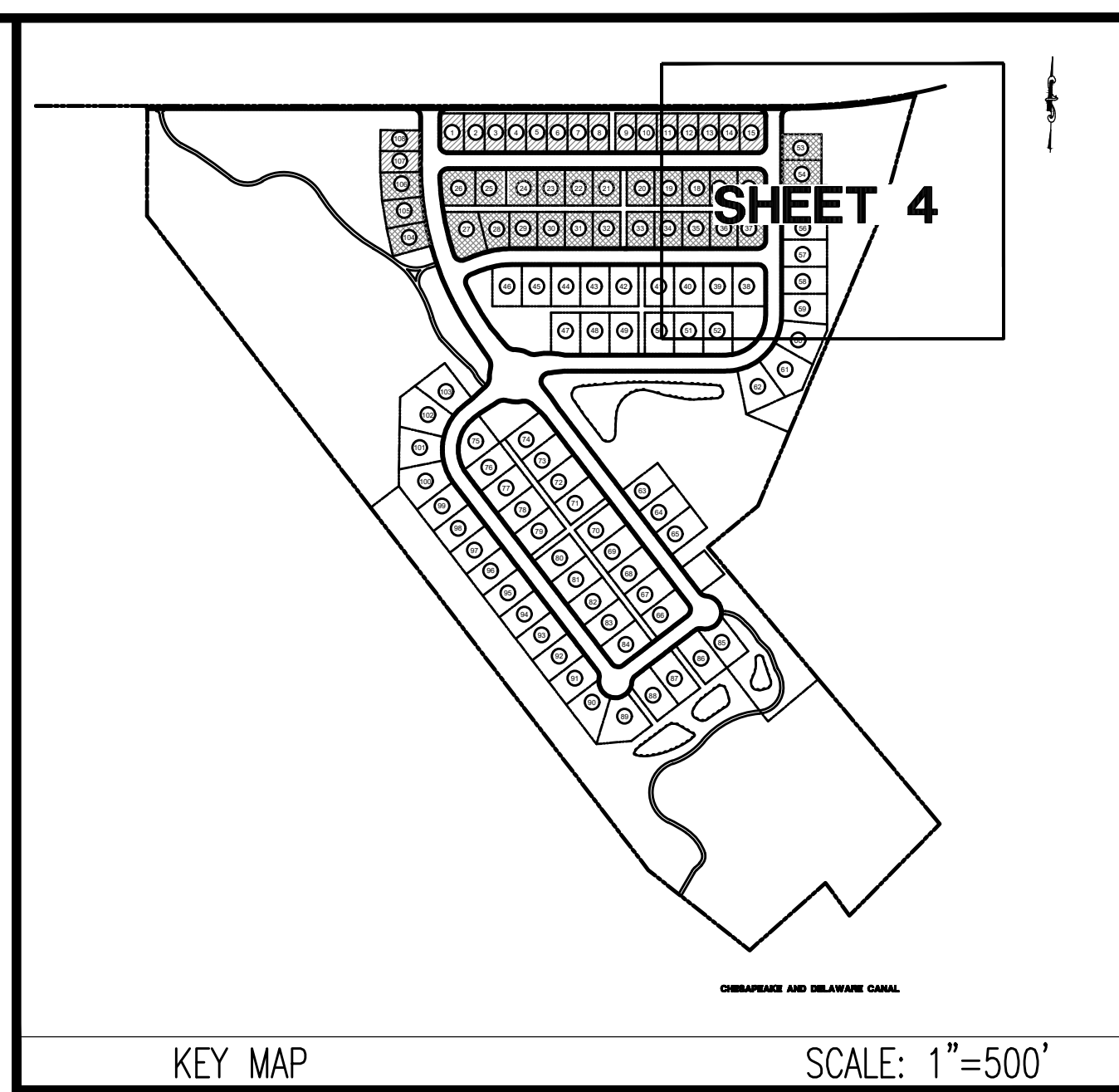
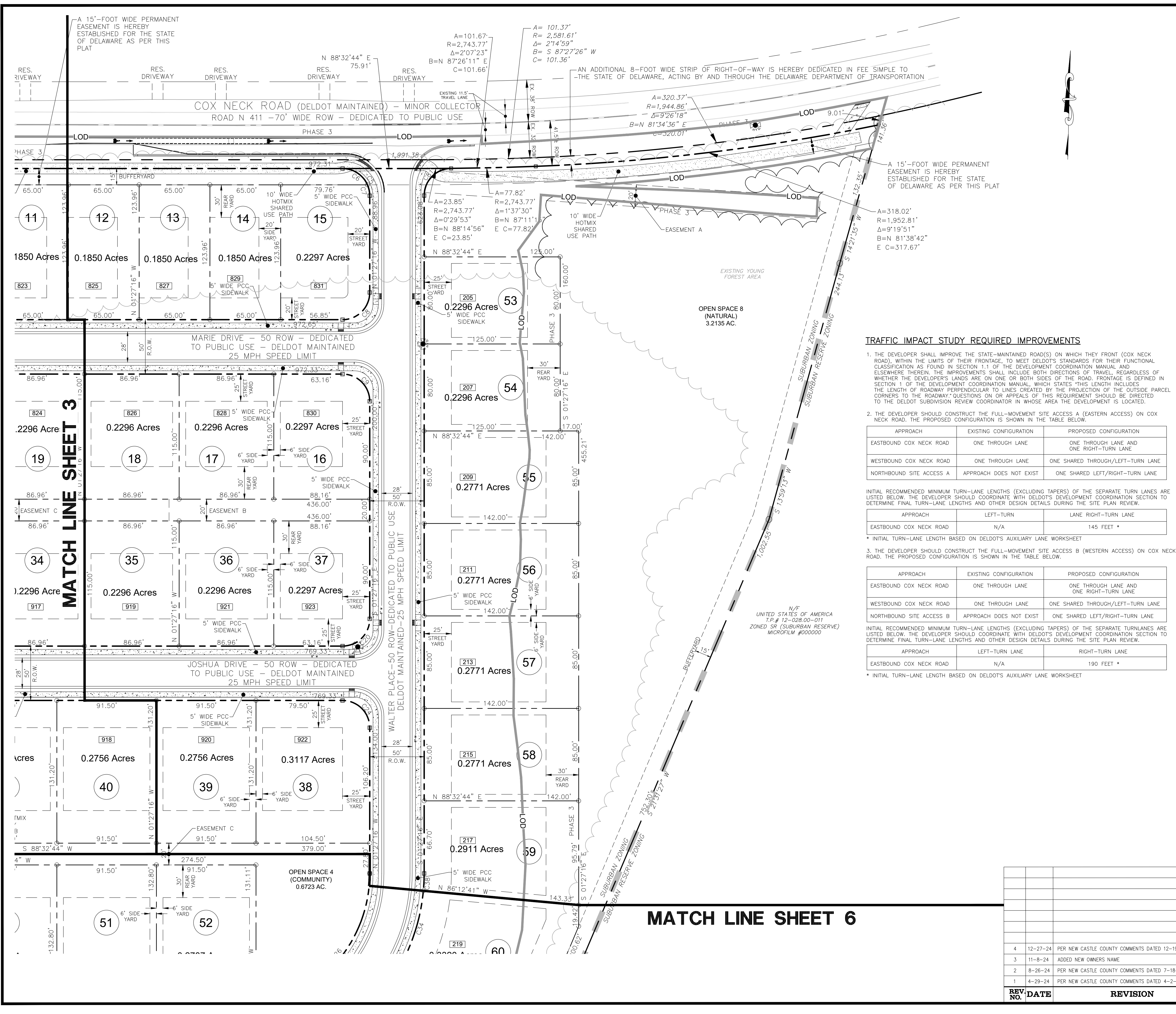
DATE: SEPTEMBER 18, 2023

SHEET 2 of 9



SURVEY BY: M&Z	CHECKED BY: M.Z. REGISTERED ENGINEER
DESIGN BY: TWF	SCALE : 1" = 40'
DRAWN BY: LEH	DATE : SEPTEMBER 18, 2023
DWG. NO. : 20184873	SHEET 3 of 9

			3	11-8-24	ADDED NEW OWNERS NAME
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TRAFFIC IMPACT STUDY REQUIRED IMPROVEMENTS

- 1. THE DEVELOPER SHALL IMPROVE THE STATE-MAINTAINED ROAD(S) ON WHICH THEY FRONT (COX NECK ROAD), WITHIN THE LIMITS OF THEIR FRONTAGE, TO MEET DELDOT'S STANDARDS FOR THEIR FUNCTIONAL CLASSIFICATION AS FOUND IN SECTION 1.1 OF THE DEVELOPMENT COORDINATION MANUAL AND ELSEWHERE THEREIN. THE IMPROVEMENTS SHALL INCLUDE BOTH DIRECTIONS OF TRAVEL, REGARDLESS OF WHETHER THE DEVELOPER'S LANDS ARE ON ONE OR BOTH SIDES OF THE ROAD. FRONTAGE IS DEFINED IN SECTION 1.1 OF THE DEVELOPMENT COORDINATION MANUAL, WHICH STATES THIS LENGTH INCLUDES THE LENGTH OF ROADWAY PERPENDICULAR TO LINES CREATED BY THE PROJECTION OF THE OUTSIDE PARCEL CORNERS TO THE ROADWAY. QUESTIONS ON OR APPEALS OF THIS REQUIREMENT SHOULD BE DIRECTED TO THE DELDOT SUBDIVISION REVIEW COORDINATOR IN WHOSE AREA THE DEVELOPMENT IS LOCATED.
- 2. THE DEVELOPER SHOULD CONSTRUCT THE FULL-MOVEMENT SITE ACCESS A (EASTERN ACCESS) ON COX NECK ROAD. THE PROPOSED CONFIGURATION IS SHOWN IN THE TABLE BELOW.

APPROACH	EXISTING CONFIGURATION	PROPOSED CONFIGURATION
EASTBOUND COX NECK ROAD	ONE THROUGH LANE	ONE THROUGH LANE AND ONE RIGHT-TURN LANE
WESTBOUND COX NECK ROAD	ONE THROUGH LANE	ONE SHARED THROUGH/LEFT-TURN LANE
NORTHBOUND SITE ACCESS A	APPROACH DOES NOT EXIST	ONE SHARED LEFT/RIGHT-TURN LANE

INITIAL RECOMMENDED MINIMUM TURN-LANE LENGTHS (EXCLUDING TAPERS) OF THE SEPARATE TURN LANES ARE LISTED BELOW. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION TO DETERMINE FINAL TURN-LANE LENGTHS AND OTHER DESIGN DETAILS DURING THE SITE PLAN REVIEW.

APPROACH	LEFT-TURN	LANE RIGHT-TURN LANE
EASTBOUND COX NECK ROAD	N/A	145 FEET *

* INITIAL TURN-LANE LENGTH BASED ON DELDOT'S AUXILIARY LANE WORKSHEET

- 3. THE DEVELOPER SHOULD CONSTRUCT THE FULL-MOVEMENT SITE ACCESS B (WESTERN ACCESS) ON COX NECK ROAD. THE PROPOSED CONFIGURATION IS SHOWN IN THE TABLE BELOW.

APPROACH	EXISTING CONFIGURATION	PROPOSED CONFIGURATION
EASTBOUND COX NECK ROAD	ONE THROUGH LANE	ONE THROUGH LANE AND ONE RIGHT-TURN LANE
WESTBOUND COX NECK ROAD	ONE THROUGH LANE	ONE SHARED THROUGH/LEFT-TURN LANE
NORTHBOUND SITE ACCESS B	APPROACH DOES NOT EXIST	ONE SHARED LEFT/RIGHT-TURN LANE

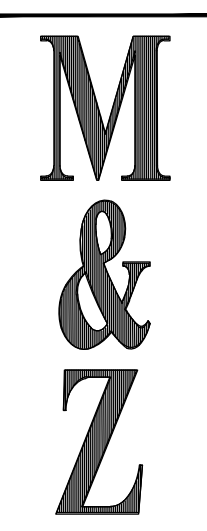
INITIAL RECOMMENDED MINIMUM TURN-LANE LENGTHS (EXCLUDING TAPERS) OF THE SEPARATE TURN LANES ARE LISTED BELOW. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION TO DETERMINE FINAL TURN-LANE LENGTHS AND OTHER DESIGN DETAILS DURING THE SITE PLAN REVIEW.

APPROACH	LEFT-TURN LANE	RIGHT-TURN LANE
EASTBOUND COX NECK ROAD	N/A	190 FEET *

* INITIAL TURN-LANE LENGTH BASED ON DELDOT'S AUXILIARY LANE WORKSHEET

- 4. THE FOLLOWING BICYCLE, PEDESTRIAN AND TRANSIT IMPROVEMENTS SHOULD BE INCLUDED:
 - A. PER THE DELDOT DEVELOPMENT COORDINATION MANUAL SECTION 5.2.9.2, BICYCLE LANES ARE REQUIRED WHERE RIGHT TURN LANES ARE BEING INSTALLED.
 - B. APPROPRIATE BICYCLE SYMBOLS, DIRECTIONAL ARROWS, PAVEMENT MARKINGS, AND SIGNING SHOULD BE INCLUDED ALONG BICYCLE FACILITIES AND TURN LANES WITHIN THE PROJECT LIMITS.
 - C. UTILITY COVERS SHOULD BE MADE FLUSH WITH THE PAVEMENT.
 - D. IF CLUBHOUSES OR OTHER COMMUNITY FACILITIES ARE CONSTRUCTED WITHIN THE SITE, BICYCLE PARKING SHOULD BE PROVIDED NEAR BUILDING ENTRANCES, WHERE BUILDING ARCHITECTURE PROVIDES FOR AN AWNING, OTHER OVERHANG, OR INDOOR PARKING, THE BICYCLE PARKING SHOULD BE COVERED.
 - E. A MINIMUM 15-FOOT WIDE PERMANENT EASEMENT FROM THE EDGE OF THE RIGHT-OF-WAY SHOULD BE DEDICATED TO DELDOT WITHIN THE SITE FRONTAGE ALONG COX NECK ROAD.
 - F. WITHIN THE EASEMENT ALONG THE COX NECK ROAD SITE FRONTAGE, A MINIMUM OF A 10-FOOT WIDE SHARED-USE PATH THAT MEETS CURRENT AASHTO AND ADA STANDARDS SHOULD BE CONSTRUCTED. THE SHARED-USE PATH SHOULD MEET AASHTO AND ADA STANDARDS AND SHOULD HAVE A MINIMUM OF A FIVE-FOOT BUFFER FROM THE ROADWAY. AT THE PROPERTY BOUNDARIES, THE SHARED-USE PATH SHOULD CONNECT TO THE ADJACENT PROPERTY OR TO THE SHOULDER IN ACCORDANCE WITH DELDOT'S SHARED-USE PATH AND/OR SIDEWALK TERMINATION REFERENCE GUIDE DATED AUGUST 1, 2018. THE DEVELOPER SHALL COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION THROUGH THE PLAN REVIEW PROCESS TO DETERMINE THE DETAILS OF THE SHARED-USE PATH DESIGN AND CONNECTIONS/TERMINATIONS AT OR BEFORE BOTH BOUNDARIES OF THE PROPERTY.
 - G. AS SHOWN ON THE SITE PLAN, THE DEVELOPER SHOULD CONSTRUCT A MULTI-USE TRAIL THROUGH THE SITE, CONNECTING TO COX NECK ROAD AT THE NORTH END AND TO THE MICHAEL N. CASTLE TRAIL ALONG THE C & D CANAL AT THE SOUTH END. DETAILS OF THIS MULTI-USE TRAIL SHOULD BE COORDINATED WITH DELDOT'S DEVELOPMENT COORDINATION SECTION.
 - H. ADA COMPLIANT CURB RAMPS AND CROSSLINKS SHOULD BE PROVIDED AT ALL PEDESTRIAN CROSSINGS, INCLUDING ALL SITE ENTRANCES. TYPE 3 CURB RAMPS ARE DISCOURAGED.
 - I. THE DEVELOPER SHOULD INSTALL A CROSSLINK ACROSS COX NECK ROAD. LOCATION OF THE CROSSING SHOULD BE DETERMINED THROUGH COORDINATION WITH DELDOT'S DEVELOPMENT COORDINATION SECTION AND TRAFFIC SECTION AS WELL AS THE DELAWARE TRANSIT CORPORATION (DTC). THE CROSSLINK MAY BE INSTALLED WHERE THE PROPOSED TRAIL THROUGH THE SITE INTERSECTS COX NECK ROAD, OR IT MAY BE INSTALLED AT A DIFFERENT LOCATION. THE PROPOSED BUS STOP PADS NOTED BELOW IN ITEM 4.M. MIGHT ALSO BE INSTALLED AT THE CROSSLINK LOCATION IF DETERMINED TO BE APPROPRIATE.
 - J. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION AND TRAFFIC SECTION REGARDING DESIGN OF THE CROSSLINK ON COX NECK ROAD DESCRIBED IN ITEM 4.I. IN DOING SO, IF REQUESTED BY DELDOT, THE DEVELOPER WILL NEED TO CONDUCT AN ANALYSIS TO DETERMINE WHAT TYPE OF CROSSING TREATMENT WOULD BE APPROPRIATE AND SHOULD ASSUME THAT THE MINIMUM PEDESTRIAN CROSSING VOLUME THRESHOLD IS MET. THE ANALYSIS MUST BE BASED ON GUIDANCE AND WORKSHEETS FOUND IN NCHRP REPORT 562. PRELIMINARILY, IT IS ANTICIPATED THAT A MEDIAN REFUGE ISLAND AND RECTANGULAR RAPID FLASHING BEACON (RRFB) MAY BE FEASIBLE AND DESIRED BY DELDOT.
 - K. INTERNAL SIDEWALKS FOR PEDESTRIAN SAFETY AND TO PROMOTE WALKING AS A VIABLE TRANSPORTATION ALTERNATIVE SHOULD BE CONSTRUCTED WITHIN THE DEVELOPMENT. THESE SIDEWALKS SHOULD EACH BE A MINIMUM OF FIVE FEET WIDE (WITH A MINIMUM OF A FIVE-FOOT BUFFER FROM THE ROADWAY) AND SHOULD MEET CURRENT AASHTO AND ADA STANDARDS. INTERNAL SIDEWALKS IN THE DEVELOPMENT SHOULD CONNECT TO THE PROPOSED SHARED-USE PATH ALONG COX NECK ROAD AND TO THE PROPOSED MULTI-USE TRAIL THROUGH THE SITE.
 - L. WHERE INTERNAL SIDEWALKS ARE LOCATED ALONGSIDE OF PARKING SPACES, A BUFFER SHOULD BE ADDED TO PREVENT VEHICULAR OVERHANG ONTO THE SIDEWALK.
 - M. THE DEVELOPER SHOULD COORDINATE WITH THE DELAWARE TRANSIT CORPORATION (DTC) REGARDING LOCATION, DESIGN AND CONSTRUCTION OF A PAIR OF COMPANION 5' BY 8' BUS STOP PADS (TYPE 2) ALONG THE COX NECK ROAD SITE FRONTAGE.

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OF
CANAL OVERLOOK
PREPARED FOR
PIERSON HOLDINGS I, LLC
WATERSHED: C & D CANAL EAST
RED LION HUNDRED, NEW CASTLE COUNTY, DELAWARE



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2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 • FAX (302) 737-2610
APPROVED BY: [Signature] PROFESSIONAL ENGINEER No. 7602
SURVEY BY: M&Z CHECKED BY: M&Z
DESIGN BY: TWF SCALE: 1" = 40'
DRAWN BY: LEH DATE: SEPTEMBER 18, 2023
DWG. NO.: 20184873 SHEET 4 of 9

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MATCH LINE SHEET 2

MATCH LINE SHEET 3

91-MATCH LINE SHEET 3

MATCH LINE SHEET 6

APPLICATION NUMBER 2021-0142-S
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OF
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APPROVED BY: Mark J. [Signature] PROFESSIONAL ENGINEER No. 76

SURVEY BY: M&Z	CHECKED BY: M.Z.
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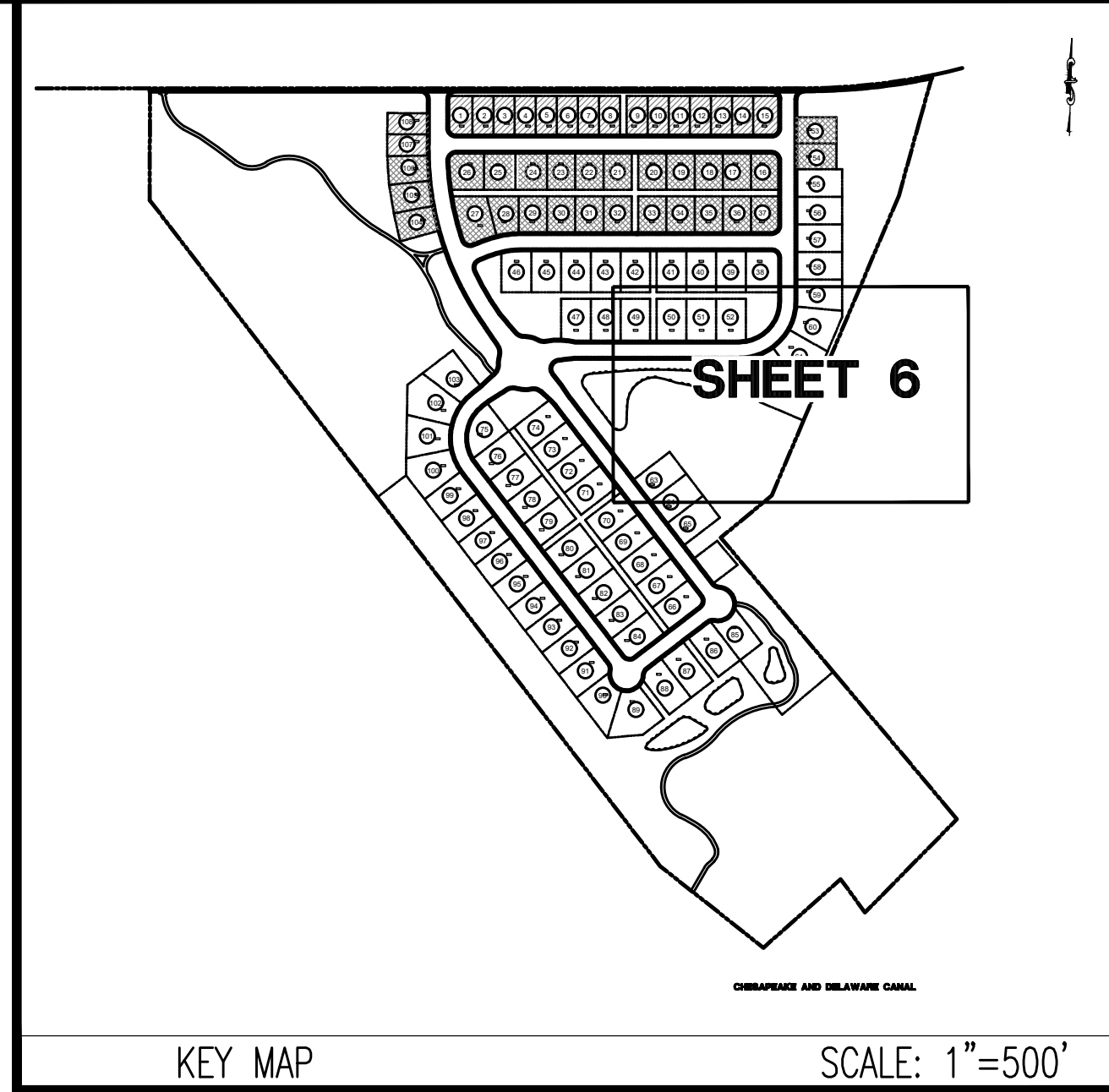
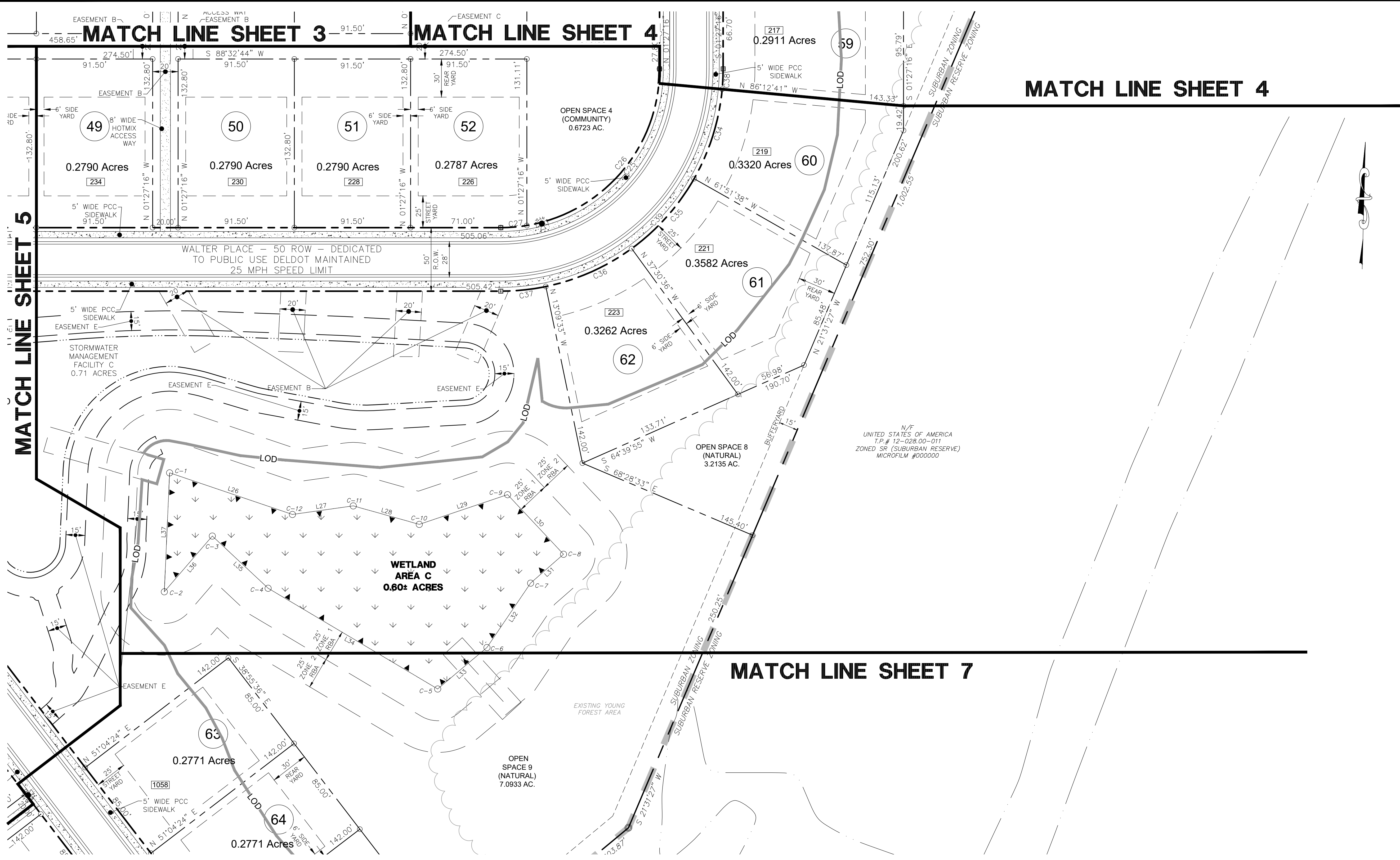
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MATCH LINE SHEET 7

SHEET 5

KEY MAP

SCALE: 1"=500

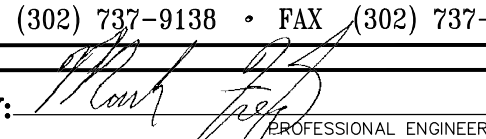


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M & Z

McBRIDE & ZIEGLER, INC.
LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 • FAX (302) 737-2610

APPROVED BY:  No. 7602
PROFESSIONAL ENGINEER

SURVEY BY: M&Z
DESIGN BY: TWF
DRAWN BY: LEH
DWG. NO.: 20184873

CHECKED BY: M.Z.
SCALE: 1" = 40'
DATE: SEPTEMBER 18, 2023
SHEET 6 of 9

SHEET 7

KEY MAP SCALE: 1"=500'

MATCH LINE SHEET 5

MATCH LINE SHEET 8

APPLICATION NUMBER 2021-0142-S
RECORD MAJOR SUBDIVISION PLAN
OF
CANAL OVERLOOK
PREPARED FOR
PIERSON HOLDINGS I, LLC
WATERSHED: C & D CANAL EAST
RED LION HUNDRED, NEW CASTLE COUNTY, DELAWARE

M
&
Z

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PHONE (302) 737-9138 • FAX (302) 737-2610
APPROVED BY: [Signature]
SURVEY BY: M&Z CHECKED BY: M&Z
DESIGN BY: TWJ SCALE: 1" = 40'
DRAWN BY: LEH DATE: SEPTEMBER 18, 2023
DWG. NO.: 20184873 SHEET 7 of 9

REV. NO.	DATE	REVISION
3	12-27-24	PER NEW CASTLE COUNTY COMMENTS DATED 12-19-24
4	11-8-24	ADDED NEW OWNERS NAME
2	8-26-24	PER NEW CASTLE COUNTY COMMENTS DATED 7-18-24
1	4-29-24	PER NEW CASTLE COUNTY COMMENTS DATED 4-2-24



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APPROVED BY:

PROFESSIONAL ENGINEER
No. 7602

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DWG. NO.: 20184873

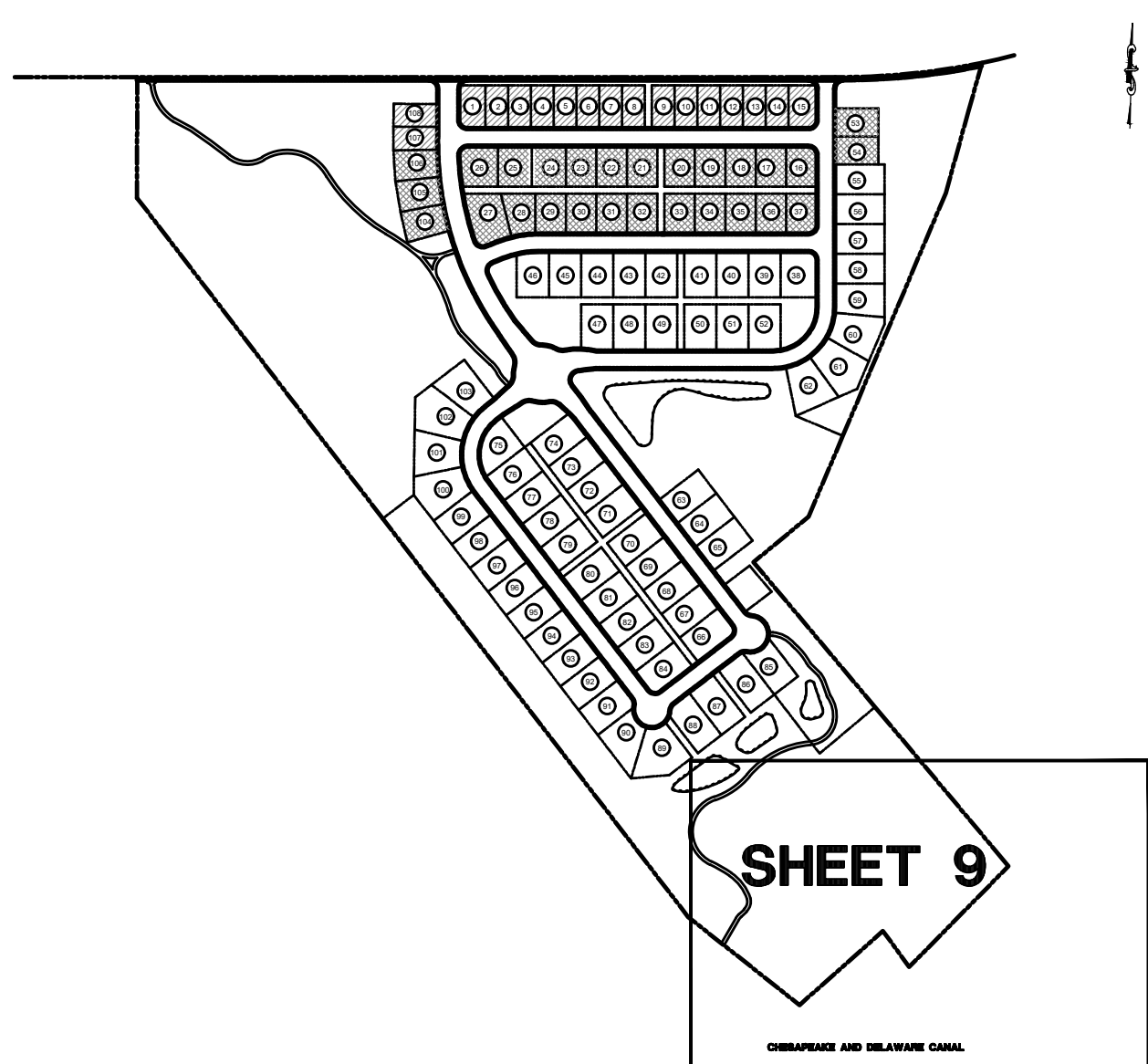
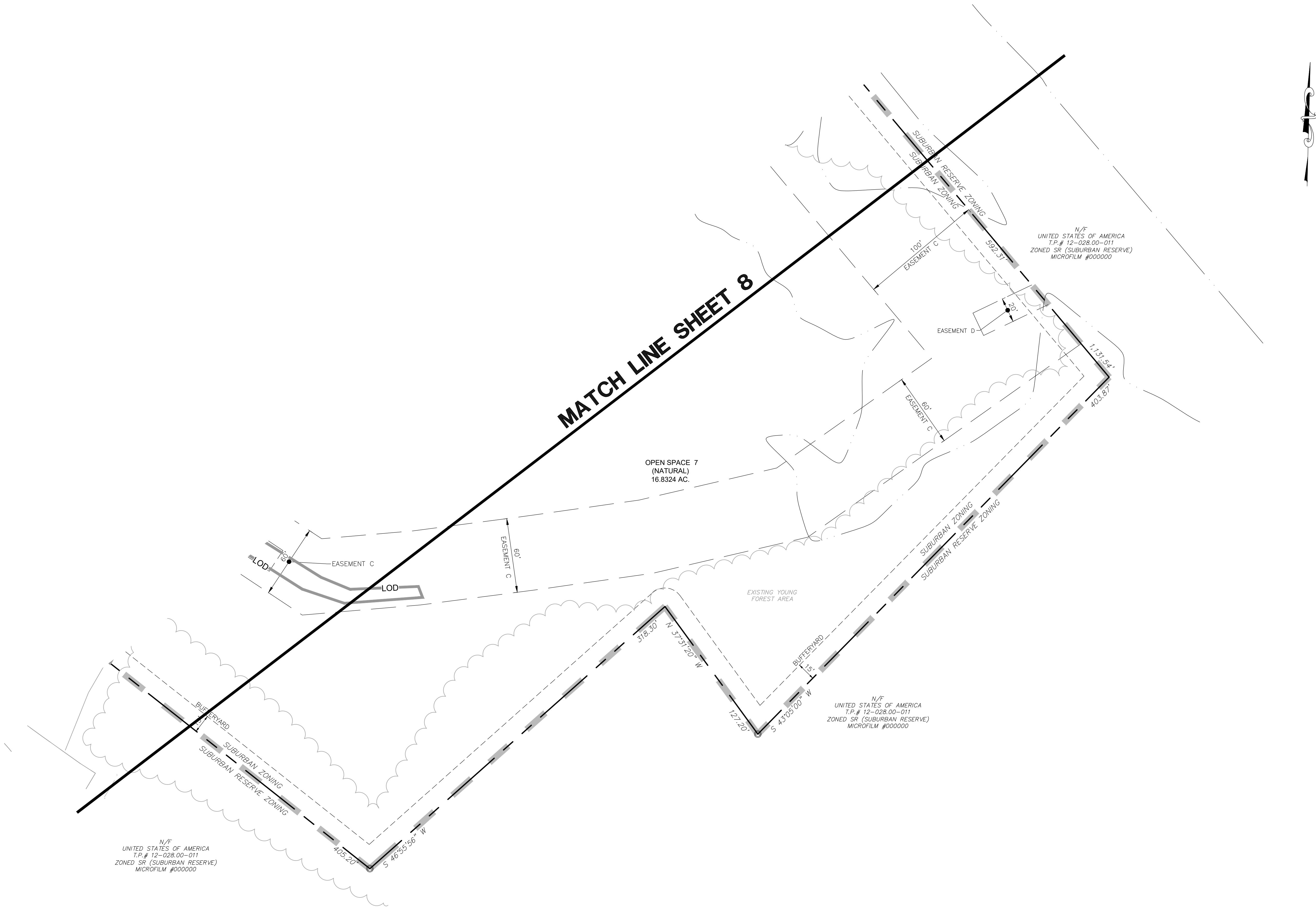
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SHEET 8 of 9

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APPROVED BY: *[Signature]* PROFESSIONAL ENGINEER No. 7502

SURVEY BY: M&Z CHECKED BY: M.Z.
DESIGN BY: TWF SCALE: 1" = 40'
DRAWN BY: LEH DATE: SEPTEMBER 18, 2023
DWG. NO.: 20184873 SHEET 9 of 9